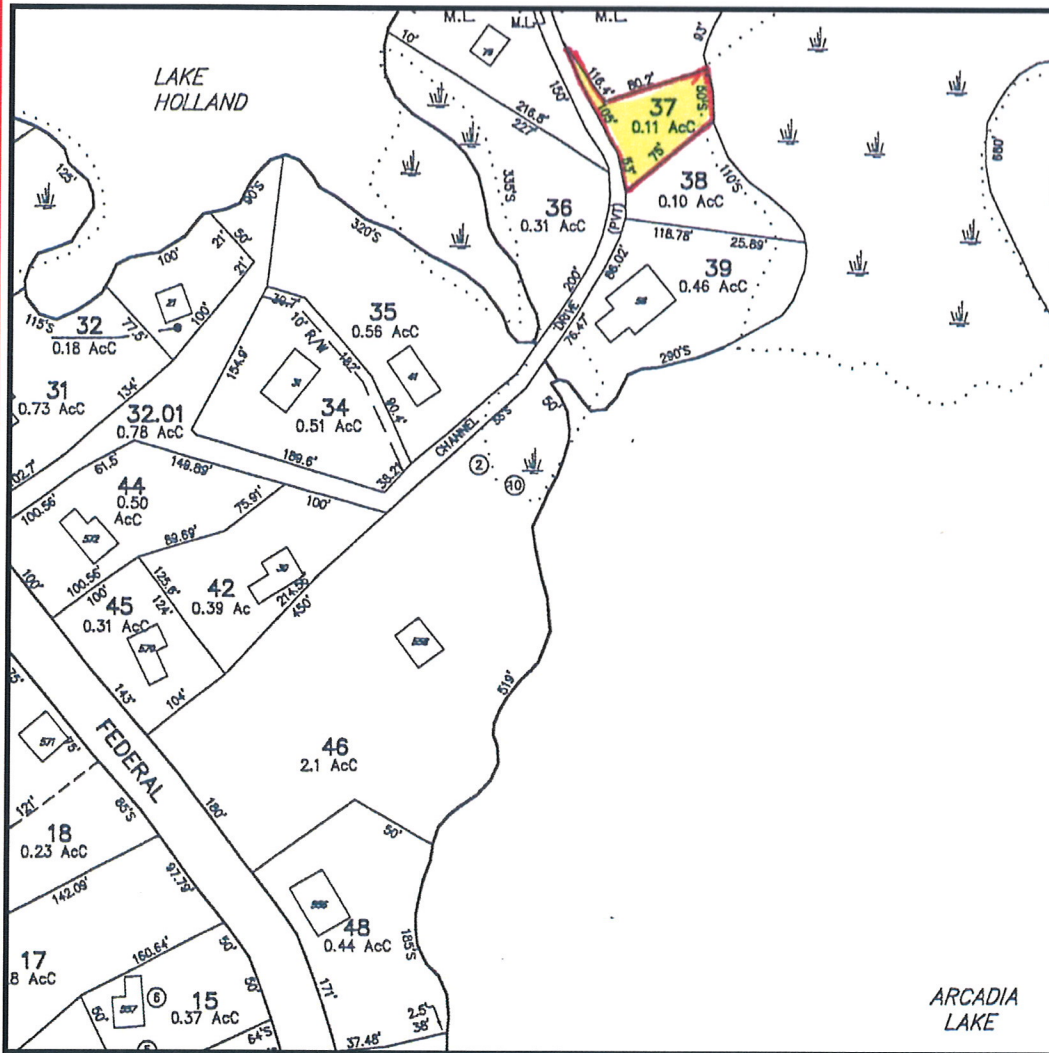


# A PUBLIC AUCTION



## CHANNEL DRIVE

- RESIDENTIAL LOT
- MAP: 102 ➤ PARCEL: 37
- LAND AREA: **±4,790 S/F / ±.11 ACRE**
- ZONED: LR (LAKES RESIDENTIAL)
- ASSESSED VALUE: **\$3,000.00**
- ±160 FT. OF FRONTAGE ON CHANNEL DRIVE

### TERMS OF SALE

\$1,000.<sup>00</sup> DEPOSIT CERTIFIED CHECK, BANK CHECK OR MONEY ORDER.  
 MADE PAYABLE TO THE TOWN OF BELCHERTOWN.  
 5% BUYERS PREMIUM APPLIES.  
 OTHER TERMS TO BE ANNOUNCED AT TIME OF SALE.

## Aaron Posnik

AUCTIONEERS · APPRAISERS

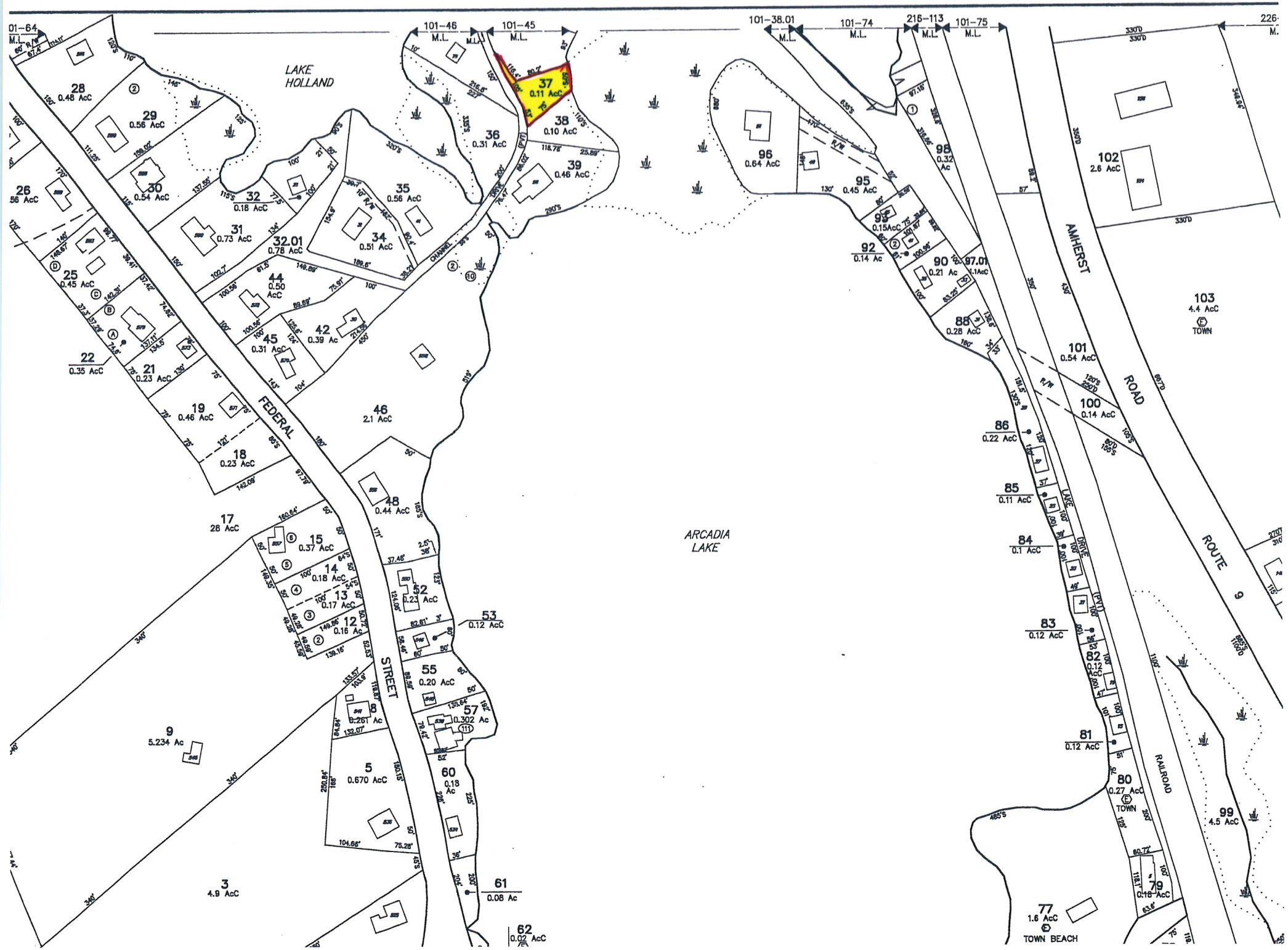
Corporate Office  
 83 State Street  
 Springfield, MA 01103  
 413-733-5238 Fax 731-5946  
 MA Auc. Lic. #161

Aaron Posnik & Co., Inc.  
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# ASSESSORS MAP





**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
		CHANNEL DR, BELCHERTOWN

**OWNERSHIP**

Owner 1:	BELCHERTOWN TOWN OF
Owner 2:	
Owner 3:	
Street 1:	2 JABISH ST
Street 2:	
Twn/City:	BELCHERTOWN
St/Prov:	MA Cntry
Postal:	01007

**PREVIOUS OWNER**

Owner 1:	MOZELESKI MARY -
Owner 2:	C/O MARY WHITE -
Street 1:	50 PINE HILL RD
Twn/City:	SPRINGFIELD
St/Prov:	MA Cntry
Postal:	01118

**NARRATIVE DESCRIPTION**

This Parcel contains .11 ACRES of land mainly classified as VACNT/TOWN

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descip	%	Item	Code	Descip
Z				U		
o				t	2	SEWER
n				l		
Census:		Exmpt				
Flood Haz:						
D				Topo		
s				Street		
t				Traffic		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
930	VACNT/TOW		4792		SQ FT	UD	0.1	0	1.7	0.374	8									3,044						3,000	no waterfront= swa

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
930			0.110	3,000	3,000		26
<b>Total Card</b>						Entered Lot Size	GIS Ref
<b>Total Parcel</b>						Total Land:	GIS Ref
Source: Market Adj Cost						Total Value per SQ unit /Card: N/A	Insp Date
						/Parcel: N/A	
						Land Unit Type:	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2013	930	FV		0	.11	3,000	3,000	3,000		12/17/2012
2012	930	FV		0	.11	3,000	3,000	3,000	year end	12/6/2011
2011	930	FV		0	.11	9,400	9,400	9,400	Year End	12/21/2010
2010	930	FV		0	.11	10,100	10,100	10,100		12/15/2009
2009	132	FV		0	.11	12,200	12,200	12,200	YEAR END	12/24/2008
2008	132	FV		0	.11	12,200	12,200	12,200		12/27/2007
2007	132	FV		0	.11	12,200	12,200	12,200		11/30/2006
2006	132	FV		0	.11	12,200	12,200	12,200		12/22/2005

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MOZELESKI MARY,	9892-301		7/14/2009	INVOLVED GOV		0	Yes	No		final judgement
	1106-9		11/13/1951			0	No	No		

**BUILDING PERMITS**

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment

**ACTIVITY INFORMATION**

Date	Result	By	Name

Sign: \_\_\_\_\_

Total AC/HA:	0.11001	Total SF/SM:	4792.04	Parcel LUC:	930 VACNT/TOWN	Prime NB Desc:	RA	Total:	3,044	Spl Credit:		Total:	3,000
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